

## 6 Gateside Manor, Ballyclare, BT39 9GA



**PRICE Offers Over £287,950**

*Positioned within a well established modern development. This attractive 4 bedroom detached family home enjoys a spacious living layout incorporating 3 receptions rooms plus and superb double glazed conservatory. Externally, the property enjoys a prime private corner site with parking for a number of vehicles and a private mature garden with patio and decked area, perfect for evening entertaining. An early viewing is advised.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

- **Superb Modern Detached Family Home**
  - **4 Bedrooms**
  - **3+ Receptions**
- **PVC Double Glazed Conservatory**
  - **Prime Mature Corner Site**
  - **Popular Established Development**
- **Deluxe Fitted Kitchen With Casual Dining Area**
  - **Modern Utility Room/ Furnished Cloakroom**
- **PVC Double Glazing/ Oil Fired Central Heating**
  - **Secure Parking For A Number Of Vehicles**



## ACCOMMODATION

### GROUND FLOOR

Front door with double glazed side screens into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

Distressed wood effect grey coloured tiled floor.



#### LOUNGE 18'4" x 12'3"

Into bay window. Attractive horseshoe style cast iron fireplace with painted wooden surround on slate hearth.

#### FAMILY ROOM 11'2" x 9'3"

Presently used as study/ home office.



### **SITTING ROOM 11'2" x 14'6"**

Beech effect quality laminate flooring. Twin PVC double glazed doors to:-

### **CONSERVATORY 12'6" x 11'4"**

Exposed quality hardwood flooring. Twin PVC double glazed doors to terrace area and garden.



### **DELUXE MODERN FITTED KITCHEN/ CASUAL DINING AREA 13'3" x 10'7"**

Equipped with a comprehensive range of high and low level fitted units in gloss finish with contrasting walnut effect worksurfaces. Inlaid stainless steel sink unit with flexible hose style mixer tap. Space for range style freestanding cooker with overhead extractor fan housed in stainless steel canopy. Space for freestanding fridge freezer. Tiled floor.



### **UTILITY ROOM 5'7" x 6'9"**

Fitted with a matching range of modern glass units with contrasting worksurfaces. Inlaid single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor.



### **FURNISHED CLOAKROOM**

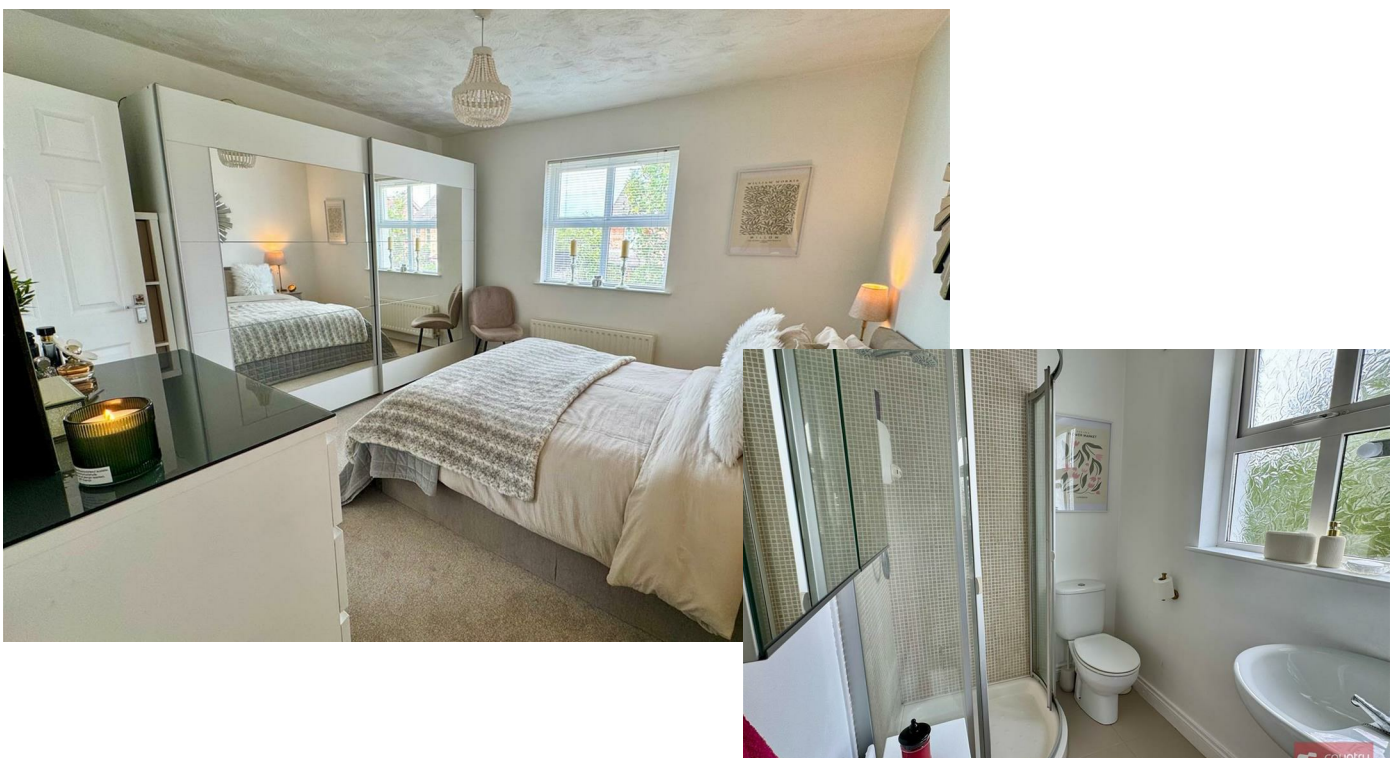
Comprising button flush w.c and modern vanity unit with tiled splashback and monobloc tap.

### **FIRST FLOOR**

### **BEDROOM 1 12'3" x 12'3"**

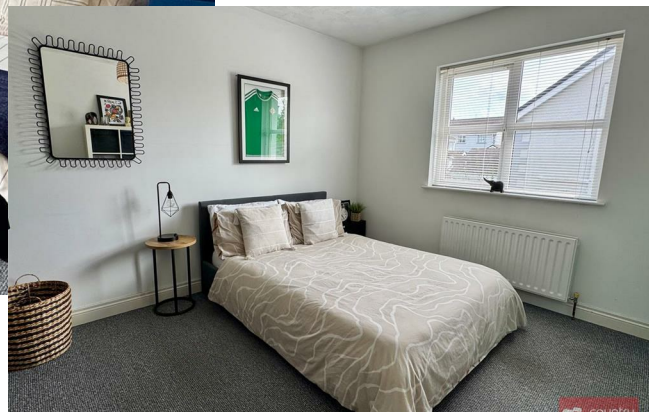
### **DELUXE EN SUITE**

Comprising button flush w.c, pedestal wash hand basin and fully tiled quarter rounded shower cubicle. Tiled floor.



**BEDROOM 2 10'7" x 14'6"**

**BEDROOM 3 10'7" x 12'2"**

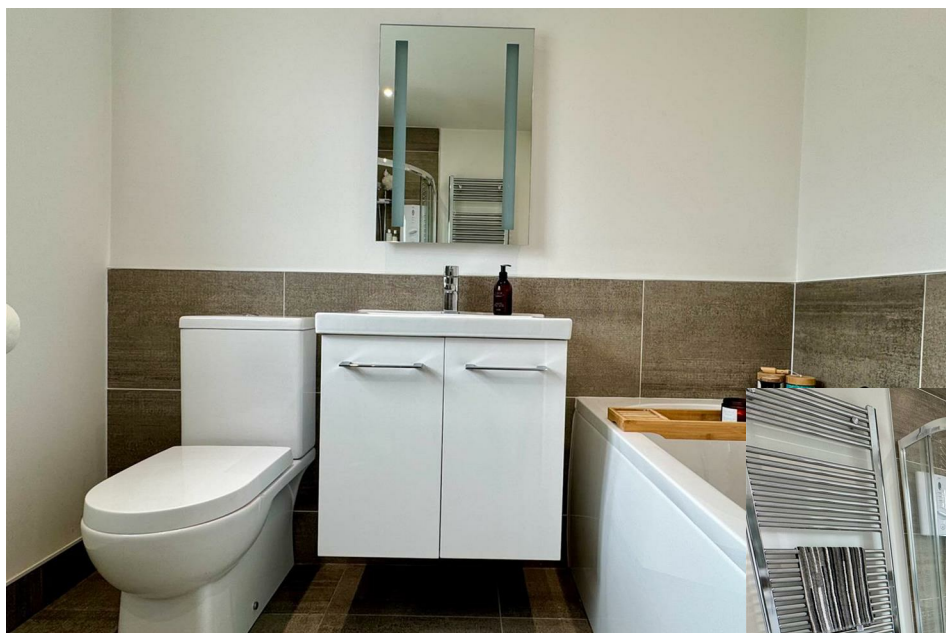


**BEDROOM 4 10'4" x 8'0"**

Presently used as dressing room. Oak effect laminate flooring.

### **DELUXE FOUR PIECE FAMILY BATHROOM**

Comprising modern floating vanity unit with monobloc tap, button flush w.c, panelled bath and fully tiled shower enclosure with electric shower unit. Tiled floor.



## OUTSIDE


Neat maintained garden to front stocked with a variety of shrubs and plants.

Driveway to rear with ample parking for a variety of vehicles. Private enclosed garden to rear laid in neat lawn.

Screened by perimeter fence and mature hedgerow. Private paved patio area.

Feature raised corner deck perfect for family barbeques.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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